

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

BC 154899

30 JUL 2018



1

CONSORTIUM AGREEMENT

This Consortium Agreement ("Agreement") is made and executed at Lucknow on this 10th day of August 2018.

BETWEEN

1. **Eldeco Housing & Industries Ltd.**, (in short "Eldeco") a company incorporated under the Companies Act, 1956, in U.P. vide registration no. L45202HR1985PLC044265 having its

Eldeco Housing And Industries Limited

Suniyojit Construction Pvt. Ltd.

Samarjit Construction Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Swam Construction Pvt. Ltd.

Shobhit Kumar

क्र.सं. 19161 दिनांक 9/12/18
प्रयोजन कोष
नाम श्रीमती विजयिणी एस इन्दिरा 125
पता कलकत्ता

श्रीमती सुमित्रा सिन्हा लक्ष्मी
पता 125, कलकत्ता, जंगम

✓

Commission

PERMANENT ACCOUNT NUMBER

AAACE4554G



NAME

ELDECO HOUSING AND INDUSTRIES LIMITED

DATE OF INCORPORATION INFORMATION
01-03-1965

COMMISSIONER OF INCOME TAX, AC-1

Eldeco Housing And Industries Limited

[Signature]
Authorised Signatory



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2017/93005/44821

To

इजहारल हाक सिद्दीकी

Ijharul Haq Siddiqui

S/O: Qamrul Haq Siddiqui

House No - 20

Behind Career Convent School Sector - 10, Extension

Vikas Nagar

Vikas Nagar

Bakshi Ka Talab Lucknow

Uttar Pradesh 226022

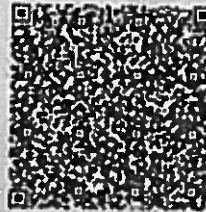
9415753292

19/12/2014

199442391



ML994423915FT



Ijharul Haq Siddiqui

आपका आधार क्रमांक / Your Aadhaar No. :

3122 1633 3870

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India

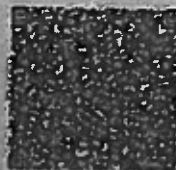


इजहारल हाक सिद्दीकी

Ijharul Haq Siddiqui

जन्म तिथि / DOB: 01/10/1969

पुरुष / Male



3122 1633 3870

आधार - आम आदमी का अधिकार



No 2



Aadhaar



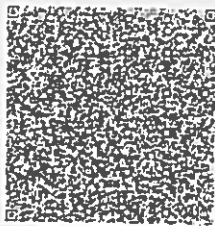
भारत सरकार Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2017/79587/07377

To
शोभित कुमार
Shobhit Kumar
S/O Ram Samujh Rawat
Gram - Jakariya
Post - Budhwara
Budhwara
Bara Banki Uttar Pradesh - 225204
9919324540

Download Date: 13/06/2018
Generation Date: 13/06/2018

Valid Unknown



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

3510 5657 3830

VID : 9189 7352 9091 7756

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

शोभित कुमार
Shobhit Kumar
जन्म तिथि/DOB: 30/06/1988
पुरुष/MALE



3510 5657 3830

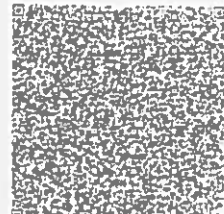
VID : 9189 7352 9091 7756

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O Ram Samujh Rawat, Gram - Jakariya, Post - Budhwara,
Budhwara, Bara Banki
उत्तर प्रदेश - 225204

Address:
S/O Ram Samujh Rawat, Gram - Jakariya,
Post - Budhwara, Budhwara, Bara Banki,
Uttar Pradesh - 225204



QR Code with Photograph

3510 5657 3830

VID : 9189 7352 9091 7756

सूचना

- आधार जन्म का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण अनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Shobhit Kumar

member 4


संस्कृत चरकार


लिनक चंद्र बौद्ध
Tilak Chandra Baudha
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male




6809 2297 1843

आधार — आम आदमी का अधिकार




Pranav



आधार


संस्कृत चरकार
संस्कृत चरकार


पता: S/O राम सुख लाल, 136/23,
इंदिरा नगर, गाजी नगर तहसील, इंदिरा
नगर राम ओ. मन्डन, उत्तर प्रदेश,
226016

Address: S/O Ram Sukh Lal,
636/23, indira nagar, gazi nagar
tahsil, Indira Nagar S O,
Lucknow, Uttar Pradesh 226016

 1947
1600 180 1947

 help@uda.gov.in

 www.uda.gov.in

 P.O. Box No 1947
Bengaluru-560 001

member - 3

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAURAV KUMAR ARYA

KISHORE CHAND

Account Number

Signature



भारत सरकार
Government of India

गौरव कुमार आर्या

Gaurav Kumar Arya

जन्म तिथि DOB: 06/11/1981

पुरुष Male



9908 9000 6760

मेरा आधार, मेरी पहचान



Co

आयकर विभाग कोने / पाद पर कृपया चिह्नित करें / लीडर
आयकर विभाग कोने / पाद पर कृपया चिह्नित करें / लीडर
पहली पहचान, टॉर्निंग टॉक, कभला-मिल्लि कम्पाउंड,
एस. बी. मार्ग जोआर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
Please return it to:
Income Tax PAN Services Unit, NSDL,
1st Floor, Phase Tower,
Karnala, Mumbai - 400 013.

Tel:
e-mail:



भारतीय अद्वितीय पहचान प्राधिकरण
Unique Identification Authority of India

पता: आनंदज किशोर चंद 1735
उदय चंद मार्ग कोला मुबारकपुर
लोधी रोड मध्य दिल्ली लोधी रोड
दिल्ली 110003

Address: S/O Kishore Chand, 1735 Uday
Chand Marg, Kola Mubarakpur, Lodhi
Road, Central Delhi, Lodhi Road, Delhi,
110003

9908 9000 6760

1947



help@uidai.gov.in



www.uidai.gov.in

 **भारत सरकार**

 **जगेश्वर द्विवेदी**
Jageshwar Dwivedi
जन्म तिथि/DOB: 05/05/1985
पुरुष/ MALE



7638 9855 4272

आधार - आम आदमी का अधिकार





प्रस्ताः

Address: S/O: Shree Ram Dwivedi, C-1468, SECTOR-G, JANKIPURAM, NEAR JANKI PLAZA, Lucknow, Uttar Pradesh - 226021



1967
1961
1950-1961



 **UNIVERSITY OF CALIFORNIA**

www.ujda.gov.in P.O. Box No.1947,
Bangalore-560 001

P.O. Box No. 1941
Pawnee, Wyo. 82501

Witness No. 2.

भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण



उमेश चन्द्र मौर्य

Umash Chandra Maurya

जन्म तिथि: DOB: 16-07-1982

पुलक / MALE



3789 6104 5424

मेरा आधार, मेरी पहचान

पता:

Address:

S/O गणेश चन्द्र मौर्य, 148,

विशालपुर मण्डल, विन्ध्य

राज्य दार्जिलिंग, तिनहरी,

पश्चिम बंगाल,

पिन कोड - 726028

8050, 100, 100, 100, 100

100, 100, 100, 100, 100

8050, 100, 100, 100, 100

8050, 100, 100, 100, 100

8050, 100, 100, 100, 100

3789 6104 5424

MEERA AADHAAR, MERI PEHACHAN



Handwritten signature.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHIT BHATIA

VED PRAKASH BHATIA

29/08/1982

Permanent Account Number

ANNPB9656M

Mohit Bhatia
Signature



Mohit

Registered Office at Shop No. S-16, Second Floor, Eldeco Station-1, Site No.-1, Sector-12, Faridabad, Haryana-121007 and Corporate office at 2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow through its Authorized signatory Sri I.H. Siddiqui son of Late Q.H. Siddiqui resident of 538ka/613, Triveni Nagar-1, Sitapur Road, Lucknow duly authorized by Board Resolution Dated 15.03.2013 (hereinafter referred to as the "**Lead Member/First Party**") which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns)

AND

2. **M/s Suniyojit Constructions Private Limited**, (in short "**Suniyojit**") a company incorporated under the Companies Act, 1956, having its Registered Office and Corporate office at 2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Sri Mohit Bhatia son of Sri Ved Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013,
3. **M/s Samarpit Constructions Private Limited**, (in short "**Samarpit**") a company incorporated under the Companies Act, 1956, having its Registered Office and Corporate office at 2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Sri Mohit Bhatia son of Sri Ved Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013,
4. **M/s Shivaye Constructions Private Limited**, (in short "**Shivaye**") a company incorporated under the Companies Act, 1956, having its registered office at Plot no. TC-60V, 4th Floor, Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri Mohit Bhatia son of Sri Ved Suniyojit Construction Pvt. Ltd.

Eldeco Housing And Industries Limited

[Signature]
Authorized Signatory

Samarpit Construction Pvt. Ltd.

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

Shivaye Constructions Private Limited

[Signature]
Authorized Signatory

[Signature]

[Signature]
Authorized Signatory

Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013.

5. **M/s Swarg Constructions Private Limited**, (in short "**Swarg**") a company incorporated under the Companies Act, 1956, having its registered office at Plot no. TC-60V, 4th Floor, Corporate Chamber-1, Vibhuti Khand, Gomti Nagr, Lucknow, through its authorized signatory Sri Mohit Bhatia son of Sri Ved Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013,
6. **Mr. Shobhit Kumar** S/o Ram Samujh R/o Village-Jakariya, Post-Budhwara, District-Barabanki, U.P.-225204.
7. **Mr. Tilak Chandra Baudh** S/o Ram Sukh Lal R/o 636/23, Indira Nagar, Gazi Nagar, Takrohi, Lucknow-226016.
8. **Mr. Gaurav Kumar** S/o Kishore Chandra R/o 1785, Arya Basti, Kotla Mubarakpur, Delhi.

hereinafter collectively referred to as "**Consortium Members**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successors-in-interest, successors, legal representatives and permitted assigns.

(The Lead Member and the Consortium Members are hereinafter collectively referred as "**Parties**" and individually as "**Party**").

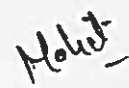
WHEREAS

- A. Eldeco, Suniyojit, Samarjit, Shivaye & Swarg had entered into a Consortium Agreement dated 16.03.2013, duly registered on 01.04.2013 in the office of Sub Registrar-I, Lucknow at Bahi 4, Jild 480 on pages 117/134 at serial no. 166. The parties to the aforesaid Consortium Agreement dated 16.03.2013 have now decided to include Mr. Shobhit Kumar, Mr. Tilak Chandra Baudh

Eldeco Housing And Industries Limited


Authorized Signatory

Suniyojit Construction Pvt. Ltd.



Authorized Signatory

Samarjit Construction Pvt. Ltd.

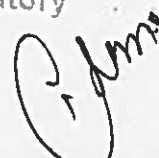

Authorized Signatory

Swarg Constructions Private Limited


Authorized Signatory


Shobhit Kumar

Shivaye Constructions Private Limited


Authorized Signatory

& Mr. Gaurav Kumar (Party no. 6, 7 & 8 herein) as a new members of the consortium.

- B. Mr. Shobhit Kumar, Mr. Tilak Chandra Baudh & Mr. Gaurav Kumar (Party no. 6, 7 & 8 herein) are the owners and in possession of various parcel of land situated at Village-Natkur, Bijnore, Noor Nagar Bhadarsa and Chandrawal, Pargana-Bijnore, Tehsil-Sarojni Nagar, (herein "**Said Land**") Lucknow U.P and wish to develop the same.
- C. The Consortium Members intend to develop residential township on the Said Land (herein "**Said Project**") in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard.
- D. Suniyojit, Samarpit, Shivaye & Swarg are the wholly owned subsidiary company of the Lead Member.
- E. The Parties have agreed to join hands in the form of a consortium to provide the financial, technical, managerial and other services for the purpose of developing the Said Project on the terms and conditions as set forth in this Agreement.

Now, Therefore, this Agreement witnesses as follows:-

In consideration of the mutual covenants of the Parties, the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:

1. LEAD MEMBER:

- 1.1 Consortium Members have mutually decided to appoint **Eldeco Housing & Industries Ltd.**, as a Private Developer and as a **Lead Member**.

Suniyojit Construction Pvt. Ltd.

Eldeco Housing And Industries Limited

Authorised Signatory

Samarpit Construction Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Swam Constructions Private Limited

Authorised Signatory

Authorised Signatory

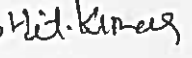
Shobhit Kumar

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

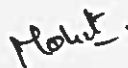
- 2.1 The purpose of this Agreement is to specify the responsibilities of the Members towards the execution of the Said Project including, preparation of detailed project report, preparation of layout plan, securing of clearances, execution of development works, maintenance of services and management and disposal of properties and to set out further rights and obligation of the Parties supplementing but not conflicting with those present in this Agreement.
- 2.2 The Lead Member shall be authorized by the Consortium Members to make representation and declarations on their behalf before concern authorities for development of the Said Project.
- 2.3 The Lead Member shall be responsible to obtain from Government Authorities all permissions, no-objections and sanctions of layout plans, revised layout plans, other plans etc required for development of the Said Project as well as building plans/ revised building plans for construction.
- 2.4 The Lead Member shall deal with all Government Authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Said Project.
- 2.5 The Lead Member shall be responsible to make payment for all costs and expenses incurred in connection with the development, marketing and construction of the Said Project.
- 2.6 The Lead Member shall be authorized to negotiate, receive consideration and allot/transfer the developed properties of the Consortium Members.
- 2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

Suniyojit Construction Pvt. Ltd.


Mohit.

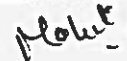
Authorised Signatory 

Samarjit Construction Pvt. Ltd.

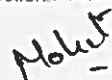

Mohit.

Authorised Signatory

Swagat Constructions Pvt. Ltd.


Mohit.

Private Constructions Private Limited


Mohit

3. **PROJECT MANAGEMENT STRUCTURE:**

- 3.1 The Lead Member shall act as a Private Developer as per definition of LIDA/Lucknow Development Authority/other concerned authorities. It is clarified that no land is being transferred by this Consortium Agreement.

4. **FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:**

- 4.1 All cost relating to the Said Project shall be borne by the Lead Member.
- 4.2 The Lead Member shall raise loans from the Financial Institution/ Banks by depositing title deeds of Consortium Members and execute mortgage deed by its signature for the Said Project and any shortfall in the financing of the Said Project shall be contributed by the Consortium Members, in the ratio of their shareholding. The Lead Member shall solely be authorized to create mortgage by its signature against the properties of Consortium Members. The Consortium Members have no objection in mortgaging their title deeds before any Financial Institution/ Banks.
- 4.3 Upon completion of the Said Project any profit and loss shall be shared by the Lead Member and Consortium Members in ratio of their shareholding.

5. **GENERAL TERMS AND CONDITIONS:**

- 5.1 **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with the Laws of India, as amended from time to time and in the event of conflict between the provisions of this Agreement and the said laws the later shall prevail.
- 5.2 **FORCE MAJEUR:** None of the Parties shall be held in default in the performance of the obligation under this Agreement, in such

Eko Housing And Industries Limited

Authorised Signatory

Suniyojit Construction Pvt. Ltd.

Authorised Signatory

Samarpit Construction Pvt. Ltd.

Authorised Signatory

भागीदारी विलेख

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री ई० एच० आई० एल० द्वा आई एच सिद्,

पुत्र श्री स्व० क्यू एच सिद्दीकी

व्यवसाय : व्यापार

निवासी: द्वितीय तल एन्डिको कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 10/08/2018 एवं 02:26:53 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित (प्रभारी)

उप निबंधक सरोजनीनगर

लखनऊ

10/08/2018

राजेश यादव

कनिष्ठ सहायक (निबंधन) - नियमित


circumstances of force majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, Government action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

- 5.3 **SETTLEMENT OF DISPUTES:** All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- 5.4 **WAIVER:** The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.
- 5.5 **TOTALITY:** This Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties for the Said Project. The Agreement shall be valid and enforceable till the completion of the Said Project
- 5.6 **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Said Project shall be treated as strictly confidential by the other members and shall not be share by any

Eldoco Housing And Industries Limited


Authorized Signatory

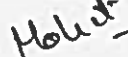
Suniyojit Construction Pvt. Ltd.

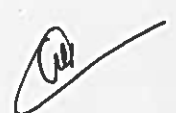

Authorized Signatory

Samarpit Construction Pvt. Ltd.

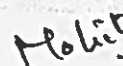

Authorized Signatory

Swaro Constructions Private Limited


Authorized Signatory


Shobhit Kumar


Authorized Signatory


Authorized Signatory

श्री शोभित कुमार, पुत्र श्री रामसमुझ

निवासी: ग्राम जकारिया, पोस्ट-बुधवारा, जिला बाराबंकी

व्यवसाय: नौकरी

भागीदार: 7

Shobhit Kumar



श्री तिलक चन्द्र बौद, पुत्र श्री राम सुख लाल

निवासी: इंदिरा नगर, गाजी नगर, लखनऊ

व्यवसाय: नौकरी

भागीदार: 8

P. Arora



श्री गौरव कुमार, पुत्र श्री किशोर चन्द्र

निवासी: 1785, आर्य बस्ती, कोटला मुबारकपुर, नई दिल्ली

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री जागेश्वर द्विवेदी, पुत्र श्री श्रीराम द्विवेदी

निवासी: सी-1/468, सेक्टर- जी, जानकीपुरम लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री उमेश चन्द्र मौर्या, पुत्र श्री राम नेवल मौर्या

निवासी: एल्टिको कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

Umesh



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित (प्रभारी)

उप निबंधक : संरोजिनीनगर
लखनऊ

राजेश यादव .

कैनिष्ठ सहायक (निबंधन) -
नियमित

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी :

other outside agency except the Development Authority & Government of Uttar Pradesh.

5.7 **NOTICES** : Any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Agreement.

5.8 **MODIFICATION AMENDMENT**: The terms and conditions of this Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties.

5.9 **TERMINATION OF CONSORTIUM AGREEMENT**: This Agreement shall be terminated upon the arrival of the first of the following events:-

- Rejection of proposal by the Government of Uttar Pradesh or any other statutory authority.
- Upon Completion of the Said Project.

5.10 **MISCELLANEOUS**

(a) Any provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions thereof.

(b) In case of any change in the Consortium Members of the consortium, an amended Consortium Agreement shall be submitted to the authority by the Lead Member.

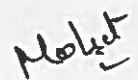
5.11 **LIABILITY**:

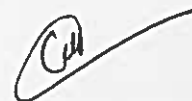
The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of

Elanco Housing And Industries Limited

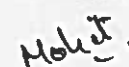

Authorised Signatory

Sunivojit Construction Pvt. Ltd.

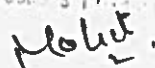

Authorised Signatory




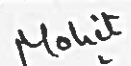
Samarpit Construction Pvt. Ltd.


Authorised Signatory

Sway Construction Pvt. Ltd.


Authorised Signatory


Authorised Signatory


Authorised Signatory

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि व प्रलेखानुसार उक्त

भागीदार: 1

श्री ई० एच० आई० एल० द्वा आई एच सिद्, पुत्र श्री स्व० क्यू एच सिद्दीकी

निवासी: द्वितीय तल एल्टिको कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

भागीदार: 2

श्री सुनियोजित कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: एल्टिको कॉर्पोरेट चैम्बर-1, द्वितीय तल, विभूति खंड, गोमती नगर लखनऊ

व्यवसाय: व्यापार

भागीदार: 3

श्री समर्पित कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: एल्टिको कॉर्पोरेट चैम्बर-1, द्वितीय तल, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

भागीदार: 4

श्री शिवाय कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: चतुर्थ तल, एल्टिको कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

भागीदार: 5

श्री स्वर्ण कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: द्वितीय तल, एल्टिको कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

भागीदार: 6



its/his/her part under the terms and conditions of this Agreement.

IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this Consortium Agreement on this 10th day of August 2018 at Lucknow.

WITNESSES:



1. Jagdishwar Divedli
S/o Shrikam Divedli
H/o C-1/468, Sector-G, Janakipuram
Lucknow



2. Umesh
Umesh Chandra Maurya
510 Sir Ram Meval Maurya
H/o Eledico Corporate double
Vishnu ki Khand, Gomlingar
Lucknow

Elenco Housing And Industries Limited

~~Authorized Signature~~

Lead Member
Suniyojit Construction Pvt. Ltd.

Authorised Signatory
Samarpit Construction Pvt. Ltd.

Authorised Signatory

Consortium Members

Typed By:-

Now

(Monu)

Drafted By:-

(Benkat Raman Singh)

Advocate

बही/संख्या 4 जिल्द संख्या 3 के पृष्ठ 45 से 62 तक क्रमांक 68 पर दिनांक
10/08/2018 को रजिस्ट्रीकृत किया गया।

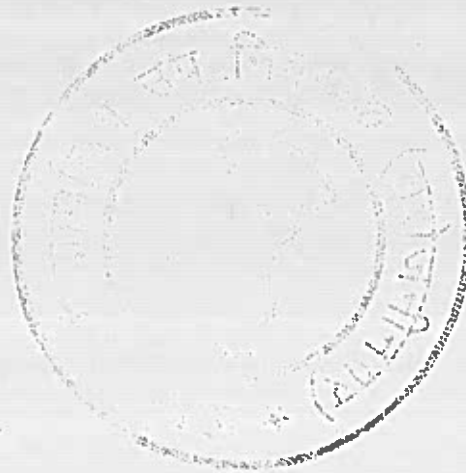
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित (पञ्चारी)

उप निबंधक : सरोजनीनगर

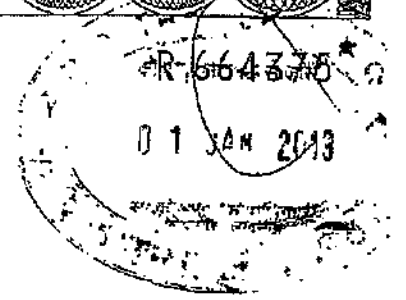
लखनऊ

10/08/2018





उत्तर प्रदेश UTTAR PRADESH



CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT is made and executed at Lucknow, on this 16th day of Mar.2013 BY AND BETWEEN

1. M/s. Eldeco Housing & Industries Ltd., a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. L45202HR1985PLC044265 having its Registered Office at Shop No. S-16, 2nd Floor, Eldeco Station-1, Site No.-1, Sector-12, Faridabad, Haryana-121 007, and corporate office at 2nd Eldeco Corporate

For ELDECO HOUSING & INDUSTRIES LTD.

[Signature]
AUTHORISED SIGNATORY

SWARG CONSTRUCTIONS PRIVATE LIMITED

[Signature]
Authorized Signatory

Sundyojit Constructions Private Limited

[Signature]
Authorized Signatory

Samarjit Constructions Pvt. Ltd.

[Signature]
Authorized Signatory

SHRIYATE CONSTRUCTIONS PRIVATE LIMITED

[Signature]
Authorized Signatory

Contd.....2..

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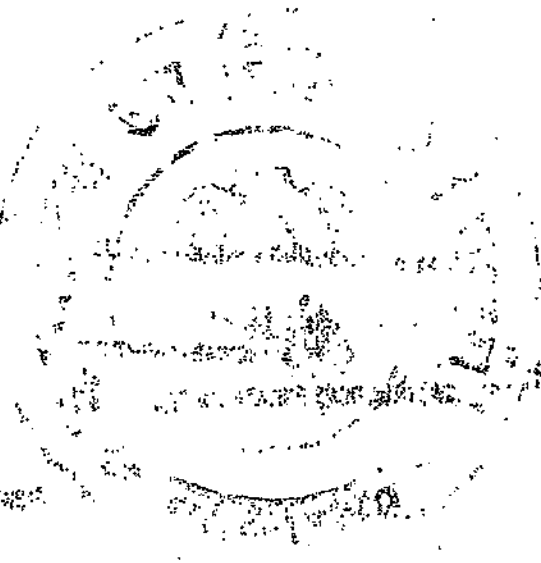
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उत्तर प्रदेश UTTAR PRADESH

BH 83649 ALKO

-2-

Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its Authorized Signatory, Sri I.H. Siddiqui, S/o Late Sri Q.H. Siddiqui, R/o 538Ka/613, Triveni Nagar-I, Sitapur Road, Lucknow, duly authorized by Board Resolution dated 15.03.2013 (hereinafter referred to as the **FIRST PARTY** which term shall mean and include its successors, assigns and/or nominees) of the First Part;

Sunijit Constructions Private Limited

For ELDECO HOUSING & INDUSTRIES L.

[Signature]
AUTHORIZED SIGNATORY

[Signature]
Authorized Signatory

Contd.....3..

Samarjit Constructions Pvt. Ltd.

[Signature]
Authorized Signatory

SHIVAYE CONSTRUCTIONS PRIVATE LIMITED

SHIVAYE CONSTRUCTIONS PRIVATE LIMITED

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

~~SECRET~~ 11648

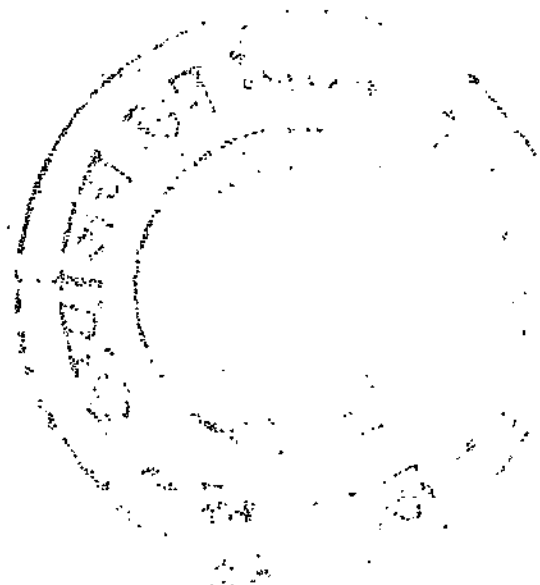
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पुणे जिल्हा न्यायालय

प्राप्त

डिवा कानून नं० १२७
SI-3-1113

81-3-2103 60127





उत्तर प्रदेश UTTAR PRADESH

BH 836493

-3-

2. M/s. Suniyojit Constructions Pvt. Ltd., a Company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U45400UP2007PTC034028 having its Registered Office at 2nd Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its Authorized Signatory Sri Mohit Bhatia, S/o Sri Ved Prakash Bhatia, R/o B-2/347, Sitapur Road Scheme, Jankipuram, Lucknow, duly authorized by Board Resolution dated 15.03.2013 (hereinafter referred to as the **SECOND PARTY** which term shall mean and include its successors and assigns) of the Second Part;

For ELDECO HOUSING & INDUSTRIES

Suniyojit Constructions Private Limited

[Signature]
AUTHORIZED SIGNATORY

[Signature] Contd.....4..
Authorised Signatory

Samarjit Constructions Pvt. Ltd.

[Signature]
Authorized Signatory

SWARG CONSTRUCTIONS PRIVATE LIMITED

[Signature]
Authorised Signatory

SWAYE CONSTRUCTIONS PRIVATE LIMITED

[Signature]
Authorised Signatory

11645

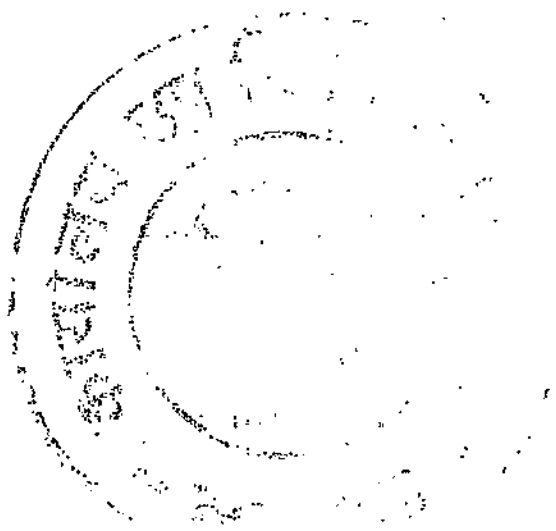
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पुस्तकालय, दिल्ली



3. **M/s Samarpit Constructions Pvt. Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration U45400UP2007PTC034024 having its Registered Office at 2nd Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its Authorized Signatory Sri Mohit Bhatia, S/o Sri Ved Prakash Bhatia, R/o B-2/347, Sitapur Road Scheme, Jankipuram, Lucknow, duly authorized by Board Resolution dated 15.03.2013 (hereinafter referred to as the **THIRD PARTY** which term shall mean and include its successors, assigns and/or nominees) of the Third Part;

4. **M/s Shivaye Constructions Pvt. Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U70102UP2012PTC048704 having its Registered Office at Plot No. TC-60V, 4th Floor, Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its Authorized Signatory Sri Mohit Bhatia, S/o Sri Ved Prakash Bhatia, R/o B-2/347, Sitapur Road Scheme, Jankipuram, Lucknow, duly authorized by Board Resolution dated 15.03.2013 (hereinafter referred to as the **FOURTH PARTY** which term shall mean and include its successors, assigns and/or nominees) of the Fourth Part;

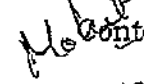
For ELDECO HOUSING & INDUSTRIES .


AUTHORISED SIGNATORY


SHWAG CONSTRUCTIONS PRIVATE LIMITED


Authorised Signatory

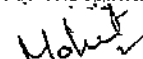
Sunijoyit Constructions Private Limited


Contd.....5..
Authorised Signatory

Samarpit Constructions Pvt. Ltd.


Authorized Signatory

SHIVAYE CONSTRUCTIONS PRIVATE LIMITED


Authorised Signatory

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5. **M/s Swarg Constructions Pvt. Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U70102UP2012PTC048703 having its Registered Office at Plot No. TC-60V, 4th Floor, Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its Authorized Signatory Sri Mohit Bhatia, S/o Sri Ved Prakash Bhatia, R/o B-2/347, Sitapur Road Scheme, Jankipuram, Lucknow, duly authorized by Board Resolution dated 15.03.2013 (hereinafter referred to as the **FIFTH PARTY** which term shall mean and include its successors, assigns and/or nominees) of the Fourth Part;

WHEREAS the companies at Sl. Nos. 2, 3, 4 and 5 above are the wholly owned subsidiaries of the First Party (i.e. Eldeco Housing & Industries Ltd.), all the parties have procured the lands jointly for construction & development of said lands. *There is no transfer of land through this instrument by any of the parties to this instrument.*

AND WHEREAS M/s. Eldeco, M/s. Suniyojit, M/s. Samarpit, M/s. Shivaye & M/s. Swarg, hereinafter referred to as the "**OWNER**" (which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).

AND WHEREAS, all the above mentioned parties entered and executed this Consortium Agreement to form a Consortium of Developer Companies with the object of submitting the proposal for the development of a **Township** at Village- Natkur, Bijnore, Noor Nagar Bhadarsa and Chandrawal, Pargana-Bijnore, Tehsil & District- Lucknow, in the State of U.P. and have decided to reduce the terms and conditions of this Consortium for future reference

as under:-

For ELDECO HOUSING & INDUSTRIES

[Signature]
AUTHORISED SIGNATORY

SWARG CONSTRUCTIONS PRIVATE LIMITED

[Signature]
Authorised Signatory

Suniyojit Constructions Private Limited

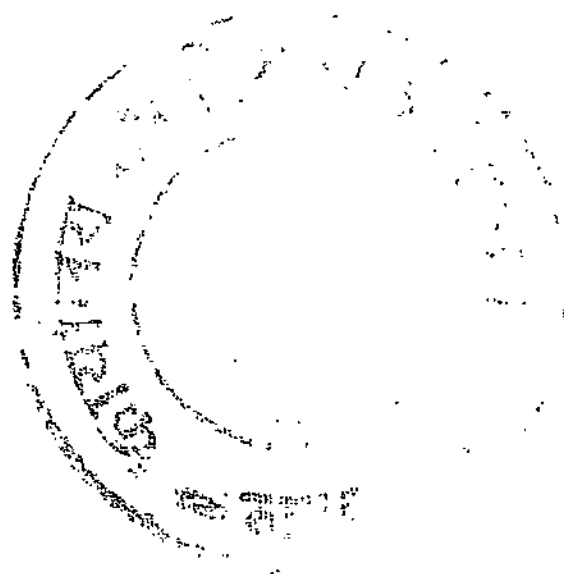
[Signature]
Authorised Signatory Contd.....6..

Samarpit Constructions Pvt. Ltd.

[Signature]
Authorized Singnatory

SHIVAYE CONSTRUCTIONS PRIVATE LIMITED

[Signature]
Authorised Signatory



NOW THIS AGREEMENT WITNESSETH AS UNDER: -

1. LEAD MEMBER:

All the Consortium members, have mutually decided to appoint M/s. Eldeco Housing & Industries Ltd., as Private Developer and **Lead member** of this Consortium.

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

2.1 The sole aim of this Consortium Agreement is for the development of a **Township** Scheme situated at Village- Natkur, Bijnore, Noor Nagar Bhadarsa and Chandrawal, Pargana-Bijnore, Tehsil & District- Lucknow, in the state of U.P.

2.2 The **Lead Member** shall prepare and submit a joint proposal to design, develop, finance, construct, sell, operate and maintain the said Properties.

3. PROJECT MANAGEMENT STRUCTURE AND ROLES OF THE MEMBERS:

M/s. Eldeco Housing & Industries Ltd., as 'A' category Private Developer as per norms of Lucknow Development Authority shall arrange for land and finances for the proposed project.

4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

4.1 All cost relating to the Project shall be borne by the Lead Member.

4.2 The Consortium may raise loans from the Financial Institution/Banks for the project and any shortfall in the financing of the project shall be contributed by the consortium members in the ratio of their share holding.

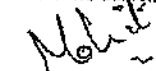
For ELDECO HOUSING & INDUSTRIES L.


AUTHORISED SIGNATORY

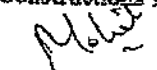
SWARG CONSTRUCTIONS PRIVATE LIMITED


Authorised Signatory

Suniyojit Constructions Private Limited


Authorised Signatory

Samarjit Constructions Pvt. Ltd.


Authorized Signatory

SHIVAYE CONSTRUCTIONS PRIVATE LIMITED


Authorised Signatory

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विक्रय अनुबंध चिलेख

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फॉर्म गजट्टी

नकल व पान शुल्क

योग

शब्द लगभग

प्रतिफल

श्री मे.एल्लिको हाउ.एन्ड इन्ड.लि.द्रा.अधि.हस्ता.आई.एच.सिददीकी

पुत्र श्री स्व.क्यू एच.सिददीकी

व्यवसाय नौकरी

निवासी 538क/613, त्रिवेणी नगर-1, सीतापुर रोड, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 1/4/2013 समय 4:09PM

कई निबन्धन हेतु पेश किया।



गजट्टीकरण अधिकारी के हस्ताक्षर

बी०सी० सिंह
उप निबन्धक (प्रथम)

लखनऊ

1/4/2013

निष्पादन लेखपत्र धाद पुनर्न व समझने मेजमून

प्रथम पक्ष

द्वितीय पक्ष

श्री मे.एल्लिको हाउ.एन्ड

इन्ड.लि.द्रा.अधि.हस्ता.आई.एच.सिददीकी

पुत्र श्री स्व.क्यू एच.सिददीकी

पेशा नौकरी

निवासी 538क/613, त्रिवेणी नगर-1, सीतापुर रोड, लखनऊ

श्री मे.सुनियोजित

कान्स.प्रा.लि.आदि.द्रा.अधि.हस्ता.मोहित भाटिया

पुत्र श्री वेद प्रकाश भाटिया

पेशा नौकरी

निवासी बी-2/347 जानकीपुरम लखनऊ

ने निष्पादन ग्राहक किया।

निकी फरमान श्री वृजेन्द्र सिंह

पुत्र श्री तीरथ राज सिंह

प.प नौकरी

निवासी अलीगंज, लखनऊ

व श्री अनुराग श्रीवास्तव

पुत्र श्री प्रेम प्रकाश श्रीवास्तव

पेशा वकालत

निवासी 1B/5 इंदिरा नगर, लखनऊ

ने की :

फ्लैशब, भद साक्षियों के निशान प्रगट निबन्धनानुसार लिये गये हैं।

(Signature)

(Signature)



गजट्टीकरण अधिकारी के हस्ताक्षर

बी०सी० सिंह
उप निबन्धक (प्रथम)

लखनऊ

1/4/2013

- 4.3 Upon completion of the project any profit and loss shall be shared by the Consortium members in ratio of their shareholding.

5. **GENERAL TERMS AND CONDITIONS:**

- 5.1 **Governing Law:** This Consortium Agreement shall in respect be construed in accordance with the Law of India, as amended from time to time and in the event of conflict between the provisions of this Consortium Agreement and the said laws the later shall prevail.
- 5.2 **Force Majeure:** None of the members shall be held in default in the performance of the obligation under this Consortium Agreement, in circumstances of force majeure, that is to say, circumstances shall include, but without any Limitation to war, civil commotion, riots, act of God, Government action. In the event of force majeure, the members of the Consortium Agreement undertake to consult each other.
- 5.3 **Settlement of Disputes:** All members agree to settle amicably all disputes arising out of or concerning this Consortium Agreement.
- 5.4 **Waiver:** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of any subsequent breach.
- 5.5 **Totality:** This Consortium Agreement embodies the entire understanding of the members and there are no promises. Terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Consortium Agreement shall not be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment to this Consortium Agreement.

For ELDECO HOUSING & INDUSTRIES LTD.

SWARG CONSTRUCTIONS PRIVATE LIMITED

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

Sunjoyit Constructions Private Limited

Samarjit Constructions Pvt. Ltd.

AUTHORIZED SIGNATORY

Contd.....8..

SHIVAYE CONSTRUCTIONS PRIVATE LIMITED

AUTHORISED SIGNATORY

प्रथम पक्ष

Registration No.: 166

Year : 2013

Book No. : 4

0101 मे.एल्लिको हाउ.एन्ड इन्ड.लि.प्रा.अधि.हस्ता.आई.एच.सिददीकी

स्व.क्यू एच.सिददीकी

538क/613,त्रिवेणी नगर-1,सीतापुर रोड,लखनऊ

नौकरी




- 5.6 **Confidentially:** All the members shall be under obligations not to disclose any information of terms of this Consortium Agreement to any Third Party. All documents and information exchanged between the members, for the purpose of this project, shall be treated as strictly confidential by the other members and shall not be shared by any other outside agency except the Government of Uttar Pradesh.
- 5.7 **Notices:** Any notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgement or send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.
- 5.8 **Modification Amendment:** The terms and conditions of this Consortium Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the consortium members.
- 5.9 **Validity (I) Termination of consortium agreement.** This Consortium Agreement shall be terminated upon the arrival of the following:
- a. Upon completion of the project.
 - (ii) The consortium agreement shall be valid and enforceable till the completion of the project.
- 5.10 **Miscellaneous Liability:**

Nothing in this shall be construed providing for the sharing of profit & losses arising out of the efforts of any of the members, except as may be provided for in any resultant sub-contract or Consortium Agreement between members. In no event shall the members of this Consortium


For ELDECO HOUSING & INDUSTRIES


AUTHORISED SIGNATORY

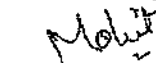
SWARG CONSTRUCTIONS PRIVATE LIMITED


Authorised Signatory

Sunjoyit Constructions Private Limited


Authorised Signatory, Contd.....9..

Samarjit Constructions Pvt. L.


Authorized Signatory

SHIVAYE CONSTRUCTIONS PRIVATE LIMITED


Authorised Signatory

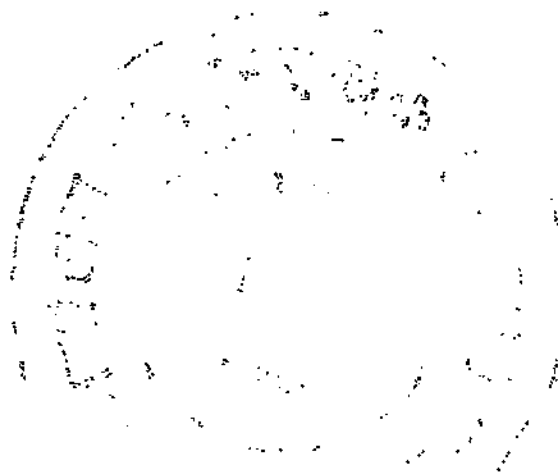
द्वितीय पक्ष

Registration No. : 166

Year : 2,013

Book No. : 4

0201 मे.सुनियोजित कान्स.प्रा.लि.आदि.द्रा.अधि.हस्ता.मोहित भाटिया
वेद प्रकाश भाटिया
बी-2/347 जानकीपुरम लखनऊ
थोकरा

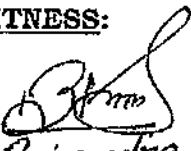


Agreement have any obligation or liability to the other nor shall any remedy be available to the other members, except as expressly written herein. No party shall be liable for any financial compensation, arising out of the termination of this Consortium Agreement, to other members of this Consortium Agreement. No party shall be liable to the other party/members for any indirect, incidental, special or consequential damages, however caused, whether as a consequence of the negligence of the one member or otherwise.

IN WITNESS WHEREOF the parties hereto have their respective hands on the day, month and the year first above mentioned.

WITNESS:

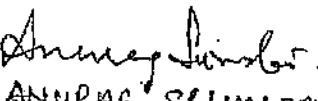
1.


Brijendra Singh
Aligarh, Lucknow.

FOR ELDECO HOUSING & INDUSTRIES LTD.


AUTHORISED SIGNATORY
First Party


2.


ANURAG SRIVASTAVA
Lucknow, Lucknow.


Sunijit Constructions Private Limited


Second Party
Authorized Signatory

Samarjit Constructions Pvt. Ltd.



Third Party
Authorized Signatory


SWARG CONSTRUCTIONS PRIVATE LIMITED


Fourth Party
Authorized Signatory

SWARG CONSTRUCTIONS PRIVATE LIMITED


Fifth Party
Authorized Signatory


Drafted By:

Typed By: 

आज दिनांक 01/04/2013 को

वही सं. 4 जिल्द सं. 480

पृष्ठ सं. 117 से 134 पर क्रमांक 166

रजिस्ट्रीकृत किया गया ।

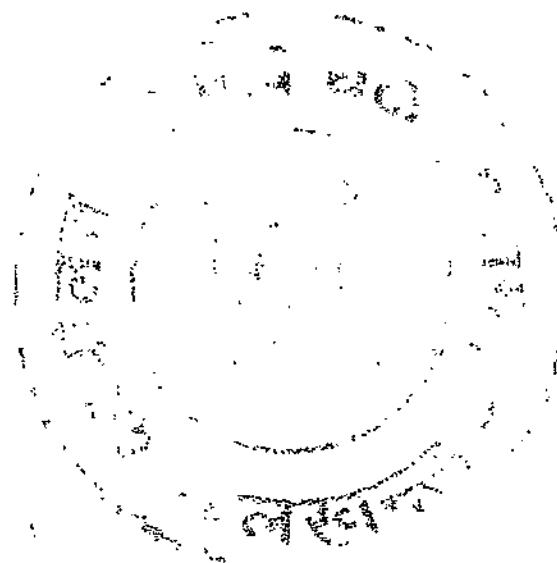
रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

बी०सी० सिंह

उप निबन्धक (प्रथम)

लखनऊ

1/4/2013



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

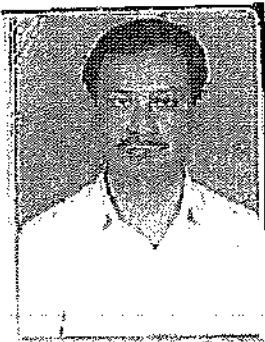
रु.1000

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

BC 154899

30 JUL 2018



1

CONSORTIUM AGREEMENT

This Consortium Agreement ("Agreement") is made and executed at Lucknow on this 10th day of August 2018.

BETWEEN

1. Eldeco Housing & Industries Ltd., (in short "Eldeco") a company incorporated under the Companies Act, 1956, in U.P. vide registration no. L45202HR1985PLC044265 having its

Eldeco Housing And Industries Limited

Suniyojit Construction Pvt. Ltd.

Samajit Construction Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory

Shobhit Kumar

[illegible]

Continued

PERMANENT ACCOUNT NUMBER
AAACE4554G



NAME
ELDECO HOUSING AND INDUSTRIES LIMITED

DATE OF INCORPORATION INFORMATION
01-03-1965

BRITISH AIRWAYS
COMMISSIONER OF INCOME TAX AND
CUSTOMS

Eldeco Housing And Industries Limited

[Signature]
Authorized Signatory



भारत सरकार

Unique Identification Authority of India

आधार

नामांकन क्रम / Enrollment No.: 2017/93005/44821

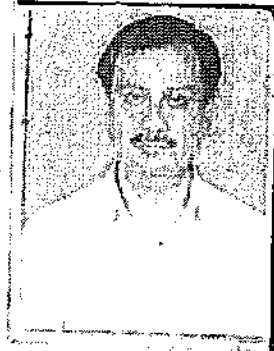
To
इजहारल हाक सिद्दीकी
Ijharul Haq Siddiqui
S/O: Qamrul Haq Siddiqui
House No - 20
Behind Career Convent School Sector - 10, Extension
Vikas Nagar
Vikas Nagar
Bakshi Ka Talab Lucknow
Uttar Pradesh 226022
9415753292

18/12/2014

199442391



ML994423915FT



Ijharul Haq Siddiqui

आपका आधार क्रमांक / Your Aadhaar No. :

3122 1633 3870

आधार - आम आदमी का अधिकार



इजहारल हाक सिद्दीकी
Ijharul Haq Siddiqui
जन्म तिथि / DOB : 01/10/1989
पुरुष / Male

3122 1633 3870

आधार - आम आदमी का अधिकार



No 7



आधार

भारत सरकार

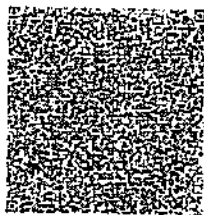
Unique Identification Authority of India

नामोक्त क्रम / Enrolment No.: 2017/79587/07377

To
शोभित कुमार
Shobhit Kumar
S/O Ram Sanjay Rawat
Gram - Jakhniya
Post - Budhwa
Budhwa
Buda
Buda Banki Uttar Pradesh - 225204
9919324340

Generation Date: 30/09/2017

10 digit number



आपका आधार क्रमांक / Your Aadhaar No. :

3510 5657 3830

VID : 9189 7352 9091 7756

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



शोभित कुमार
Shobhit Kumar
जन्म तिथि / DOB: 30/09/1999
5'9" / MALE

3510 5657 3830

VID : 9189 7352 9091 7756

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



AADHAAR

सूचना

- आधार एक पहचान प्रमाण है, नागरिकता का नहीं।
- इसे ऑनलाइन और ऑफलाइन दोनों तरीकों से प्रमाणित किया जा सकता है।
- आधार एक अनिवार्य रूप से जनसंख्या आधारित है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- It can be established online, authenticate online.
- It is an electronically generated letter.

- आधार देश भर में मान्य है।

- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं के लिए उपयोगी होगा।

- Aadhaar is valid throughout the country.

- Aadhaar will be helpful in availing Government and Non-Government services in future.



Shobhit Kumar



भारत सरकार
Unique Identification Authority of India

शोभित कुमार
Shobhit Kumar
जन्म तिथि / DOB: 30/09/1999
5'9" / MALE

Address:
S/O Ram Sanjay Rawat Gram - Jakhniya
Post - Budhwa Budhwa Buda Banki
Uttar Pradesh - 225204




3510 5657 3830

VID : 9189 7352 9091 7756

मेरा आधार, मेरी पहचान

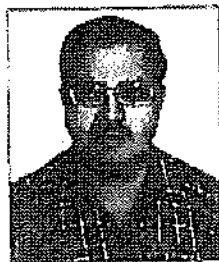
member 4


[Redacted Name]
[Redacted Address]


मिशन बट बॉय
Tilak Chandra Baudha
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male

6809 2297 1843

आधार — आम आदमी का अधिकार



Ram 97


[Redacted Name]
[Redacted Address]

पता: S/O राम सुख लाल, 636/23,
इंदिरा नगर, गार्डी नगर इलाहाबाद, इंदिरा
नगर एस.ओ. लखनऊ, उत्तर प्रदेश,
226016

Address: S/O Ram Sukh Lal,
636/23, Indira Nagar, Gazi Nagar
Tikroli, Indira Nagar S.O
Lucknow Uttar Pradesh 226016

1847
1400 182 1847

help @ india. gov. in

www india. gov. in

P.O. Box No 1847
Bengaluru - 560 001

number - 3

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAURAV KUMAR ARYA

KISHORE CHAND



भारत सरकार
Government of India

गौरव कुमार आर्या

Gaurav Kumar Arya

जन्म तिथि DOB: 06/11/1981

पुरुष Male



9908 9000 6760

मेरा आधार, मेरी पहचान



Cow

आधार कार्ड को ध्यान से देखें / पढ़ें और कृपया सुनिश्चित करें कि नीचे दिए गए
आपकी जानकारी सही है, अन्यथा आपकी पहचान गलत हो सकती है।
यदि आपकी जानकारी सही है, तो कृपया नीचे दिए गए कोड को ध्यान से देखें।
आधार कार्ड को ध्यान से देखें और सुनिश्चित करें कि नीचे दिए गए कोड सही है।

आधार कार्ड को ध्यान से देखें और सुनिश्चित करें कि नीचे दिए गए कोड सही है।
आधार कार्ड को ध्यान से देखें और सुनिश्चित करें कि नीचे दिए गए कोड सही है।
आधार कार्ड को ध्यान से देखें और सुनिश्चित करें कि नीचे दिए गए कोड सही है।



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता: अन्नामलाई बिल्डिंग, प्लॉट 1735
उदय मार्ग कोला मुबारकपुर
लॉधी रोड, सेंट्रल डेल्हा, लॉधी रोड, डेल्हा
दिल्ली 110003

Address: S/O Kishore Chand, 1735 Uday
Chand Marg Kola, Mubarakpur Lodhi
Road Central Delhi, Lodhi Road Delhi
110003

9908 9000 6760



1547



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार



जगदीश्वर द्विवेदी
Jagdishwar Dwivedi
जन्म तिथि/DOB: 05/05/1965
पुरुष/MALE



7638 9855 4272

आधार - आम आदमी का अधिकार





पता: श्री राम हिंदवी ली-146A, मेल्ड-
 जल्लू, श्री ब्रम्हेशपुर, मिहल जल्लू प्लाज़ा,
 लुधियाना, लुधियाना,
 उतार प्रदेश - 226021
 Address: S/O. Shree Ram Hindvi L.I-146A, Mel-
 Jal, Sr. Brahmeshpur, Mihl Jal Plaza, Near
 Sector-G, Jangpura, Ludhiana,
 Jangpura, Ludhiana,
 Uttar Pradesh - 226021

[illegible]

14583 300 1542

Witness No. 1.

भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण



उमेश चन्द्र मौर्य

Umash Chandra Maurya

जन्म तिथि DOB: 16-07-1982

लिंग / GENDER



3789 6104 5424

मेरा आधार, मेरी पहचान

पता:

Address:

S/O राजेश चन्द्र मौर्य, 148,

विमानतल मण्डल, विमान

बाबा इंदिरा गांधी विमानतल, M

पञ्जाब, भारत

पिन कोड - 226028

S/O राजेश चन्द्र मौर्य, 148,

विमानतल मण्डल, विमान

बाबा इंदिरा गांधी विमानतल, M

पञ्जाब, भारत

3789 6104 5424

MEERA AADHAAR, MERI PEHACHAN



Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHIT BHATIA

VED PRAKASH BHATIA

29/08/1982

Permanent Account Number

ANNPB9656M

Mohit Bhatia
Signature



Mohit

Registered Office at Shop No. S-16, Second Floor, Eldeco Station-1, Site No.-1, Sector-12, Faridabad, Haryana-121007 and Corporate office at 2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow through its Authorized signatory Sri I.H. Siddiqui son of Late Q.H. Siddiqui resident of 538ka/613, Triveni Nagar-1, Sitapur Road, Lucknow duly authorized by Board Resolution Dated 15.03.2013 (hereinafter referred to as the "Lead Member/First Party") which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns)


AND

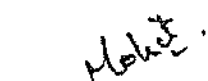
2. **M/s Suniyojit Constructions Private Limited**, (in short "Suniyojit") a company incorporated under the Companies Act, 1956, having its Registered Office and Corporate office at 2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Sri Mohit Bhatia son of Sri Ved Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013,
3. **M/s Samarpit Constructions Private Limited**, (in short "Samarpit") a company incorporated under the Companies Act, 1956, having its Registered Office and Corporate office at 2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Sri Mohit Bhatia son of Sri Ved Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013,
4. **M/s Shivaye Constructions Private Limited**, (in short "Shivaye") a company incorporated under the Companies Act, 1956, having its registered office at Plot no. TC-60V, 4th Floor, Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri Mohit Bhatia son of Sri Ved Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013.

Eldeco Housing And Industries Limited



Authorized Signatory

Samarpit Construction Pvt. Ltd.

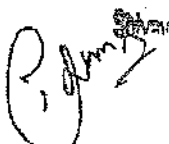

Authorized Signatory


Authorized Signatory

Shivaye Constructions Private Limited


Authorized Signatory

Shivaye Constructions Private Limited


Authorized Signatory

Shobhit Kumar

Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013.

5. **M/s Swarg Constructions Private Limited**, (in short "Swarg") a company incorporated under the Companies Act, 1956, having its registered office at Plot no. TC-60V, 4th Floor, Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri Mohit Bhatia son of Sri Ved Prakash Bhatia, duly authorized by Board Resolution dated 15.03.2013,
6. **Mr. Shobhit Kumar** S/o Ram Samujh R/o Village-Jakariya, Post-Budhwara, District-Barabanki, U.P.-225204.
7. **Mr. Tilak Chandra Baudh** S/o Ram Sukh Lal R/o 636/23, Indira Nagar, Gazi Nagar, Takrohi, Lucknow-226016.
8. **Mr. Gaurav Kumar** S/o Kishore Chandra R/o 1785, Arya Basti, Kotla Mubarakpur, Delhi.

hereinafter collectively referred to as "**Consortium Members**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successors-in-interest, successors, legal representatives and permitted assigns.

(The Lead Member and the Consortium Members are hereinafter collectively referred as "**Parties**" and individually as "**Party**").

WHEREAS

- A. Eldeco, Suniyojit, Samarpit, Shivaye & Swarg had entered into a Consortium Agreement dated 16.03.2013, duly registered on 01.04.2013 in the office of Sub Registrar-I, Lucknow at Bahi 4, Jild 480 on pages 117/134 at serial no. 166. The parties to the aforesaid Consortium Agreement dated 16.03.2013 have now decided to include Mr. Shobhit Kumar, Mr. Tilak Chandra Baudh

Eldeco Housing And Industries Limited

Suniyojit Construction Pvt. Ltd.

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

Sarnat

Eldeco Housing And Industries Limited

Suniyojit Construction Pvt. Ltd.

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

[Signature]
Shobhit Kumar

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

& Mr. Gaurav Kumar (Party no. 6, 7 & 8 herein) as a new members of the consortium.

- B. Mr. Shobhit Kumar, Mr. Tilak Chandra Baudh & Mr. Gaurav Kumar (Party no. 6, 7 & 8 herein) are the owners and in possession of various parcel of land situated at Village-Natkur, Bijnore, Noor Nagar Bhadarsa and Chandrawal, Pargana-Bijnore, Tehsil-Sarojni Nagar, (herein "Said Land") Lucknow U.P and wish to develop the same.
- C. The Consortium Members intend to develop residential township on the Said Land (herein "Said Project") in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard.
- D. Suniyojit, Samarpit, Shivaye & Swarg are the wholly owned subsidiary company of the Lead Member.
- E. The Parties have agreed to join hands in the form of a consortium to provide the financial, technical, managerial and other services for the purpose of developing the Said Project on the terms and conditions as set forth in this Agreement.

Now, Therefore, this Agreement witnesses as follows:-

In consideration of the mutual covenants of the Parties, the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:

1. **LEAD MEMBER:**

- 1.1 Consortium Members have mutually decided to appoint Eldeco Housing & Industries Ltd., as a Private Developer and as a Lead Member.

Suniyojit Construction Pvt. Ltd.

Eldeco Housing And Industries Limited

Authorized Signatory

Authorized Signatory

Samarpit Construction Pvt. Ltd.

Authorized Signatory

Swarn Constructions Pvt. Ltd.

Authorized Signatory

Shobhit Kumar

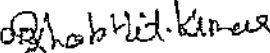
Authorized Signatory

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:


- 2.1 The purpose of this Agreement is to specify the responsibilities of the Members towards the execution of the Said Project including, preparation of detailed project report, preparation of layout plan, securing of clearances, execution of development works, maintenance of services and management and disposal of properties and to set out further rights and obligation of the Parties supplementing but not conflicting with those present in this Agreement.
- 2.2 The Lead Member shall be authorized by the Consortium Members to make representation and declarations on their behalf before concern authorities for development of the Said Project.
- 2.3 The Lead Member shall be responsible to obtain from Government Authorities all permissions, no-objections and sanctions of layout plans, revised layout plans, other plans etc required for development of the Said Project as well as building plans/ revised building plans for construction.
- 2.4 The Lead Member shall deal with all Government Authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Said Project.
- 2.5 The Lead Member shall be responsible to make payment for all costs and expenses incurred in connection with the development, marketing and construction of the Said Project.
- 2.6 The Lead Member shall be authorized to negotiate, receive consideration and allot/transfer the developed properties of the Consortium Members.
- 2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

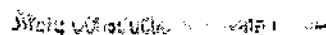
Suniyojit Construction Pvt. Ltd.


Mohit

Authorised Signatory 
Mohit Kumar

Samarjit Construction Pvt. Ltd.


Mohit
Authorised Signatory


Mohit


Mohit
Authorised Signatory

3. **PROJECT MANAGEMENT STRUCTURE:**

- 3.1 The Lead Member shall act as a Private Developer as per definition of LIDA/Lucknow Development Authority/other concerned authorities. It is clarified that no land is being transferred by this Consortium Agreement.

4. **FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:**

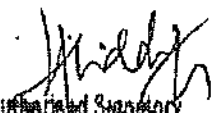
- 4.1 All cost relating to the Said Project shall be borne by the Lead Member.
- 4.2 The Lead Member shall raise loans from the Financial Institution/ Banks by depositing title deeds of Consortium Members and execute mortgage deed by its signature for the Said Project and any shortfall in the financing of the Said Project shall be contributed by the Consortium Members, in the ratio of their shareholding. The Lead Member shall solely be authorized to create mortgage by its signature against the properties of Consortium Members. The Consortium Members have no objection in mortgaging their title deeds before any Financial Institution/ Banks.
- 4.3 Upon completion of the Said Project any profit and loss shall be shared by the Lead Member and Consortium Members in ratio of their shareholding.


5. **GENERAL TERMS AND CONDITIONS:**

- 5.1 **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with the Laws of India, as amended from time to time and in the event of conflict between the provisions of this Agreement and the said laws the later shall prevail.
- 5.2 **FORCE MAJEUR:** None of the Parties shall be held in default in the performance of the obligation under this Agreement, in such

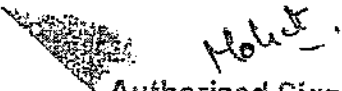
Eldoco Housing And Industries Limited

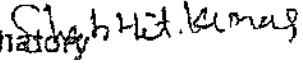
Suniyojit Construction Pvt. Ltd.

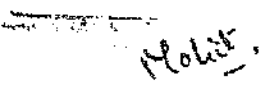

Authorized Signatory

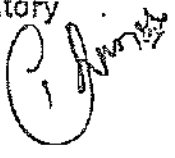

Authorized Signatory

Samarjit Construction Pvt. Ltd.


Authorized Signatory


Authorized Signatory


Authorized Signatory


Authorized Signatory

भागीदारी विवरण

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य- 0 पंजीकरण शुल्क- 100 प्रतिनिधिकरण शुल्क- 60 योग : 160

श्री ई० एच० आई० एल० दया आई एच सिद्,

पुत्र श्री स्व० ब्यू एच सिद्दीकी

व्यवसाय : व्यापार

निवासी: द्वितीय तल एल्टिको कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ

ने यह लेखपत्र इस कार्यालय में दिनांक 10/08/2018 एवं 02:26 53 PM वजे
निबंधन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

पवित्र दीक्षित (प्रभारी)

उप निबंधक सरोजनीनगर

लखनऊ

10/08/2018

राजेश यादव

कनिष्ठ सहायक (निबंधन) - नियमित

circumstances of force majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, Government action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

- 5.3 **SETTLEMENT OF DISPUTES:** All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- 5.4 **WAIVER:** The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.
- 5.5 **TOTALITY:** This Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties for the Said Project. The Agreement shall be valid and enforceable till the completion of the Said Project
- 5.6 **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Said Project shall be treated as strictly confidential by the other members and shall not be share by any

Ekaco Housing And Industries Limited

Authorised Signatory

Suniyojit Construction Pvt. Ltd.

Authorised Signatory

Samarpit Construction Pvt. Ltd.

Authorised Signatory

Svara Constructions Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Authorised Signatory

Shobhit Kumar

श्री शोभित कुमार, पुत्र श्री रामसमुझ

निवासी: राम जकारिया, पोस्ट-बुधबारा, जिला बाराबंकी

व्यवसाय: नौकरी

आगीदार: 7

Shobhit Kumar



श्री तिलक चन्द्र बौद्ध, पुत्र श्री राम सुख लाल

निवासी: इंदिरा नगर, गाजी नगर, लखनऊ

व्यवसाय: नौकरी

आगीदार: 8

R. Arora



श्री गौरव कुमार, पुत्र श्री किशोर चन्द्र

निवासी: 1785, आर्य बस्ती, कोटला नुबारकपुर, नई दिल्ली

व्यवसाय: नौकरी

[Signature]



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री जगेश्वर दविबेदी, पुत्र श्री श्रीराम दविबेदी

निवासी: सी-1468, सेक्टर- जी, जानकीपुरम लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

[Signature]



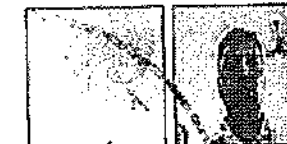
श्री उमेश चन्द्र मौर्या, पुत्र श्री राम नेवल मौर्या

निवासी: एलिटिको कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर,

लखनऊ

व्यवसाय: नौकरी

[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

विनीत दीक्षित (पुष्पारी)

उप निबंधक : संरोजनीनगर

लखनऊ

राजेश यादव,

कनिष्ठ सहायक (निबंधन) -

नियमित

ने की। प्रत्यक्ष और साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी :

other outside agency except the Development Authority & Government of Uttar Pradesh.

5.7 **NOTICES :** Any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Agreement.

5.8 **MODIFICATION AMENDMENT:** The terms and conditions of this Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties.

5.9 **TERMINATION OF CONSORTIUM AGREEMENT:** This Agreement shall be terminated upon the arrival of the first of the following events:-

- Rejection of proposal by the Government of Uttar Pradesh or any other statutory authority.
- Upon Completion of the Said Project.

5.10 **MISCELLANEOUS**

(a) Any provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions thereof.

(b) In case of any change in the Consortium Members of the consortium, an amended Consortium Agreement shall be submitted to the authority by the Lead Member.

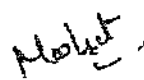
5.11 **LIABILITY:**

The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of

Elanco Housing And Industries Limited

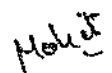

Authorised Signatory

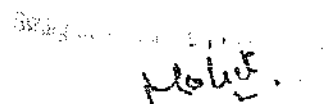
Samarpit Construction Pvt. Ltd.



Mohit


Shobhit Kumar

Samarpit Construction Pvt. Ltd.


Authorised Signatory


Mohit


Mohit

निष्पादन लेखपत्र बाद सुनने व समझने मजबूत व प्राप्त धनराशि व प्रलेखानुसार उक्त

भागीदार: 1

श्री ई० एच० आई० एल० दत्ता आई एच सिद्ध, पुत्र श्री स्व० क्यू एच सिद्धीकी

निवासी: द्वितीय तल एलिङ्को कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

Mohit



भागीदार: 2

श्री सुनियोजित कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: एलिङ्को कॉर्पोरेट चैम्बर-1, द्वितीय तल, विभूति खंड, गोमती नगर लखनऊ

व्यवसाय: व्यापार

Mohit



भागीदार: 3

श्री समर्पित कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: एलिङ्को कॉर्पोरेट चैम्बर-1, द्वितीय तल, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

Mohit



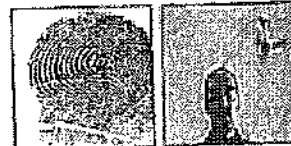
भागीदार: 4

श्री शिवाय कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: चतुर्थ तल, एलिङ्को कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

Mohit



भागीदार: 5

श्री स्वर्ण कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: द्वितीय तल, एलिङ्को कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

Mohit



भागीदार: 6

its/his/her part under the terms and conditions of this Agreement.

IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this Consortium Agreement on this 10th day of August 2018 at Lucknow.

WITNESSES:

1.

Jageshwar Dairvedi

S/o Shrikam Dairvedi

P/o C-1/468, Sector-G, Janakpura
Lucknow



2.

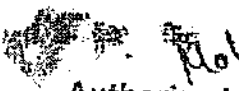
Omish Chandra Maurya
S/o Sri Ram Naval Maurya
P/o Eledco Corporate House
Vibhuti Khand, Gomti Nagar
Lucknow



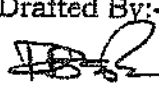
Eledco Housing And Industries Limited


Authorized Signatory

Lead Member
Sunijojit Construction Pvt. Ltd.


Authorized Signatory
Samarjit Construction Pvt. Ltd.


Authorized Signatory
Consortium Members

Drafted By:-

(Benkat Raman Singh)
Advocate

Typed By:-
Monu
(Monu)

बही संख्या 4 जिल्द संख्या 3 के पृष्ठ 45 से 62 तक क्रमांक 68 पर दिनांक
10/08/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित (गभारी)

उप निबंधक : सरोजनीनगर

लखनऊ

10/08/2018